

# 114 Beacon Lane, Hamilton Valley, NSW 2641



## Acreage For Sale

Thursday, 2 November 2023

114 Beacon Lane, Hamilton Valley, NSW 2641

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 121 m2

Type: Acreage



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## Expressions of Interest Closing 5pm 2nd December

Nestled atop a ridge with sweeping views over Albury/Wodonga, the Hume Weir and as far as majestic Mt. Bogong and Falls Creek, "Milestones" is a home that defies modern convention. This architectural marvel, originally built in 1997 on an historic orange orchard, has been lovingly transformed into a stunning and comfortable sanctuary. Representing a testament to thoughtful design and sustainable living and, with local Council regulations now prohibiting the building of homes on top of ridges, "Milestones" is in a position that cannot be replicated in the future, making this home's unparalleled views and position a rare gem. The homestead itself draws you in on approach with the exterior, striking stone chimney and statement timber front door drawing you in, but not quite preparing you for the views offered from every vantage point internally. Built predominantly of rammed earth construction and featuring exposed timber posts and beams with timber lined ceilings further history and sustainability has been added to the interior of the home with the majority of the timber recycled from the local army barracks. The main living area, encompassing a large connected living and dining area boasts raked cathedral ceilings 5.6m high, adding a sense of both grandness and openness with your eye drawn to the stone fireplace and peaked windows to the end with views out over the garden, city and rolling hillsides. Adjoining the lounge and dining is the sunlit kitchen, an open design with a generous footprint allowing room for a second dining area and an abundance of space for the home chef. The layout of the kitchen is modern in it's thoughtful and careful design offering an expansive amount of bench space, electric cooking, integrated dishwasher and a convenient butlers pantry alongside providing a further preparation area, wall oven, fridge space and food storage. Unique in it's floorplan, "Milestone" provides a selection of living options with three bedrooms downstairs and fourth bedroom to the upper level. The master bedroom is well appointed with a walk-in robe and ensuite featuring a spa positioned to allow you to take in the relaxing garden views while you soak your troubles away. Bedroom two provides it's own private entry and ensuite, a great option for the older members of the family or guests, with the fourth bedroom providing direct access to the covered rear entertaining area with timber doors, or use this space as a further living zone, craft room or large study. A further bedroom, located upstairs, is a generous room with it's own private balcony, what a peaceful spot to sit, enjoy a morning coffee or the balmy summer evenings with the garden views before you! The interior of the home is further enhanced with reverse cycle air conditioning in the main living area and each of the four bedrooms with the combustion heater to the lounge providing a cosy and ambient space during the cooler months, the elements are also taken care of with double glazed windows throughout the main living areas. The flooring throughout the home provides another level of comfort with premium quality luxury carpet laid throughout the main living area and downstairs bedrooms, polished timber floor to the upstairs bedroom and smooth slate tiled flooring to the high traffic areas. An additional toilet and shower are located in the laundry for added convenience. Impressive as the home is internally, externally it continues to impress with a variety of outdoor entertaining options including a sunlit front deck and outdoor seating while the rear of the home offers a sheltered seating area under the as new vergola. Further outdoor improvements include lovely landscaped gardens with retaining walls, enclosed vegetable garden, complete garden irrigation (fed via a pump from one of the existing dams), chicken coop, double lock-up garage and new roof to home. Water and power are self-sufficient with a large concrete tank for rainwater and large solar system to shed roof feeding the single phase house power. The property also includes a large portal framed, clear span powered shed with a concrete floor, and second shed with gravel floor perfect for vehicles and storage. A range of farm equipment is available, including a Kubota 27 hp tractor, chain saws, and more. Set on a sprawling 300 acres, the land is securely fenced and provides room for 35-50 head of cattle and offers multiple access points and boasts three great sized dams. Make the most of the land yourself, or, offer for agistment for added income. Don't miss the opportunity to own a piece of paradise. "Milestones" is more than a home; it's a lifestyle. Contact us today for a private viewing.